



Order Filed on February 23, 2022
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR
9004-1(b)

FEIN, SUCH, KAHN & SHEPARD PC

Counsellors at Law

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Attorneys for Secured Creditor

SELECT PORTFOLIO SERVICING, INC.

as servicer for U.S. BANK

NATIONAL ASSOCIATION ON BEHALF OF

CERTIFICATEHOLDERS OF THE WAMU

MORTGAGE PASS-THROUGH

CERTIFICATES, SERIES 2003-S13

R.A. LEBRON, ESQ.

SPS2005

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In Re:

MARK RANUCCI dba

ONESOURCE TITLE GROUP and

LISA RANUCCI

Debtor(s).

Case No.: 18-23067 MBK

Adv. No.:

Hearing Date: February 23, 2022

Judge: Honorable Michael B. Kaplan,
Chief Judge

ORDER RESOLVING OBJECTION TO CONFIRMATION

The relief set forth on the following page(s) is hereby **ORDERED**.

DATED: February 23, 2022

A handwritten signature in black ink, appearing to read "Michael B. Kaplan".

Honorable Michael B. Kaplan
United States Bankruptcy Judge

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Debtor(s): MARK RANUCCI dba ONESOURCE TITLE GROUP and
LISA RANUCCI

Case No: 18-23067 MBK

Caption of Order: **ORDER RESOLVING OBJECTION TO CONFIRMATION**

Upon the Objection of FEIN, SUCH, KAHN & SHEPARD, P.C.,
Attorneys for the Secured Creditor, SELECT PORTFOLIO SERVICING,
INC. as servicer for U.S. BANK NATIONAL ASSOCIATION ON BEHALF OF
CERTIFICATEHOLDERS OF THE WAMU MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2003-S13, as to certain real property known as 611 GRASSMERE
AVENUE, INTERLAKEN, NJ 07712 as set forth in the papers, and for
good cause shown;

ORDERED AS FOLLOWS:

1. With respect to the treatment of Secured Creditor, SELECT
PORTFOLIO SERVICING, INC. as servicer for U.S. BANK NATIONAL
ASSOCIATION ON BEHALF OF CERTIFICATEHOLDERS OF THE WAMU MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2003-S13 only, Part 4.a. of the
proposed modified plan is hereby amended to reflect as follows:

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Debtor(s): MARK RANUCCI dba ONESOURCE TITLE GROUP and
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Creditor	Collateral or Type of Debt	Arrearage	Interest Rate on Arrearage	Amount to be Paid to Creditor (In Plan)	Regular Monthly Payment (Outside Plan)
Select Portfolio Servicing, Inc.	611 Grassmere Ave, Interlaken, NJ 07712	\$133,243.67 (prepetition arrears per proof of claim) \$4,226.99 (post- petition arrears per Order entered 6/8/20)	0%	\$133,243.67 (prepetition arrears per proof of claim) \$4,226.99 (post- petition arrears per Order entered 6/8/20)	\$2,657.19

**The creditor was previously listed as Chase Bank USA.*

2. The above amended treatment does not impact the proposed treatment of any other creditor listed in the Plan or more specifically Part 4.a.

3. The Debtor(s) shall maintain monthly mortgage payments in accordance with the Order Resolving Creditor's Certification of Default with Conditions entered on June 8, 2020.

4. The monthly post-petition payment amount is subject to change in accordance with the terms of the underlying note, mortgage and applicable federal and state law.

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Debtor(s): MARK RANUCCI dba ONESOURCE TITLE GROUP and
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5. This Order shall be incorporated in and become a part of any Order Confirming Plan in the herein matter.

6. The Movant shall serve this Order on the Debtor(s), any Trustee and other party who entered an appearance on the Objection.